

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

19 Thomson Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$529,500

Median sale price

Median price

\$343,750

Property Type

House

Suburb

Sale

Period - From

01/01/2020

to

31/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	92 Guthridge Pde SALE 3850	\$570,000	16/12/2019
2	91 Woondella Blvd SALE 3850	\$565,000	27/04/2020
3	37 Lansdowne St SALE 3850	\$535,000	01/05/2019

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

14/05/2020 17:24

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Indicative Selling Price

\$529,500

Median House Price

March quarter 2020: \$343,750



4 2 2

Property Type: House

Land Size: 1140 sqm approx

Agent Comments

Comparable Properties



92 Guthridge Pde SALE 3850 (REI)

Agent Comments

4 2 6

Price: \$570,000

Method: Private Sale

Date: 16/12/2019

Rooms: 8

Property Type: House

Land Size: 1171 sqm approx



91 Woondella Blvd SALE 3850 (REI)

Agent Comments

4 2 4

Price: \$565,000

Method: Private Sale

Date: 27/04/2020

Rooms: 7

Property Type: House



37 Lansdowne St SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$535,000

Method: Private Sale

Date: 01/05/2019

Rooms: 9

Property Type: House

Land Size: 1067 sqm approx